

# Community Development Department

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## MEMORANDUM

**Date:** October 3, 2012  
**To:** Reno City Planning Commission  
**From:** Lauren Barrera, Planning Intern  
**Subject:** LDC13-00016 (The Human Bean Condition Amendment)

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This is a request to amend special use permit Condition of Approval No. 1 for Case No. LDC04-00117 (ATM/3979 South McCarran) to eliminate the previously approved drive-up ATM use and replace it with a  $\pm 504$  square foot drive-through coffee kiosk on the southwest corner of the parcel. The  $\pm 4.69$  acre parcel is located on the northeast corner of the intersection of Longley Lane and South McCarran Boulevard in the Arterial Commercial (AC) zone.

### BACKGROUND:

On November 12, 2003 the Board of Adjustment approved a special use permit request to install a 24-hour drive-up ATM at 3979 South McCarran Boulevard (LDC04-00117). Attachment A is the original letter of approval for case LDC04-00117. The ATM was located on the southwest corner of the parcel. The Special Use Permit was originally required to allow a drive-through facility with residential adjacency. This condition amendment will replace the drive-up ATM with a drive-through coffee kiosk.

### ANALYSIS:

The site is bound by South McCarran Boulevard to the south, Spring Drive to the north, and Longley Lane to the west. To the north of the parcel there are industrial uses, to the west there are commercial retail, restaurant, and industrial uses, to the south there are commercial uses, and to the east of the parcel is residential development. The drive-through coffee kiosk is proposed to be located on the opposite side of the parcel from the adjacent residential development, and will be a complementary use to the existing shopping center. Since the site is already developed, there are adequate services and infrastructure serving the area. A copy of the site plan is attached (Attachment B).

Though the proposed plan will remove fifteen existing parking spaces and the landscape islands adjacent to them, a reconfiguration of other parking areas will allow for thirteen new parking spaces. This will result in a net loss of two parking spaces. Due

to the tenant mixture and vacancies within the site there is currently a surplus of parking (Attachment D). The proposed coffee kiosk is not anticipated to increase parking demand due to the nature of the drive-through facility and the idea that the walk-up customers will be those who are patronizing adjoining businesses in the shopping center. As the vacant tenant spaces are filled, the property owner will provide an overall parking summary in order to evaluate the parking demands in comparison to available parking. New landscaping will be installed with the construction of the facility, as well as with the reconfiguration of the parking, which will offset the loss of landscaping that will be removed.

The contemporary architecture of the structure is appropriate to the area and will compliment with the existing buildings on the site. Attachment C depicts the proposed building elevations as well as photos of an existing Human Bean kiosk located in south Reno.

#### Other Reviewing Bodies

The Reno-Tahoe Airport Authority reviewed the project and stated that the project is located within the Airport Flight Path Overlay, in which they requested that the applicant or property owner verify that the concentration of population within the area of the overlay of the parcel will not exceed 25 persons per acre per parcel per hour over a 24-hour period or 50 persons per acre per parcel for more than two hours. The applicant addressed this concern and a copy of the verification of the concentration of population (Attachment D) along with the Reno-Tahoe Airport Authority's comments (Attachment E) is attached.

Neighborhood Advisory Board: This project is scheduled to be reviewed by the Ward Three Neighborhood Advisory Board on September 27, 2012. A copy of their comments will be distributed at or before the October 3, 2012, public meeting.

#### General Code Compliance

The project will eliminate one existing light fixture located within the parking lot. Although it is not shown on the site plan, the project is required to meet Section 18.12.1104(h)(5), which states that for security purposes, the lights in the parking lot must produce at least 0.1 foot candle of light at pavement level throughout the entire parking lot.

As required by condition No. 4, 600 square feet of landscaping is required with the project, which must have three trees and six shrubs. As shown by the site plan, this requirement is met.

**RECOMMENDED CONDITIONS OF APPROVAL:**

The conditions of approval associated with the original Special Use Permit (Case No. LDC04-00117) shall remain the same; however, Condition of Approval No. 1 is requested to be interpreted to reflect the new project, which consists of the drive-through coffee kiosk.

1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. The applicant shall apply for a building permit for the project within eighteen (18) months of the date of Board of Adjustment approval, and continuously maintain the validity of that permit, or this approval shall be null and void.
3. Prior to the issuance of a building permit, the applicant shall have improvement plans approved for the construction of the parking lot landscape median and pavement directional markings.
4. Prior to the issuance of a building permit, the applicant shall have landscape and irrigation plans approved for a maximum 600 square foot landscape planter adjacent to the ATM. The landscape median shall be landscaped with three inch caliper trees and six shrubs per required tree of similar maturity to those removed and appropriate ground cover.

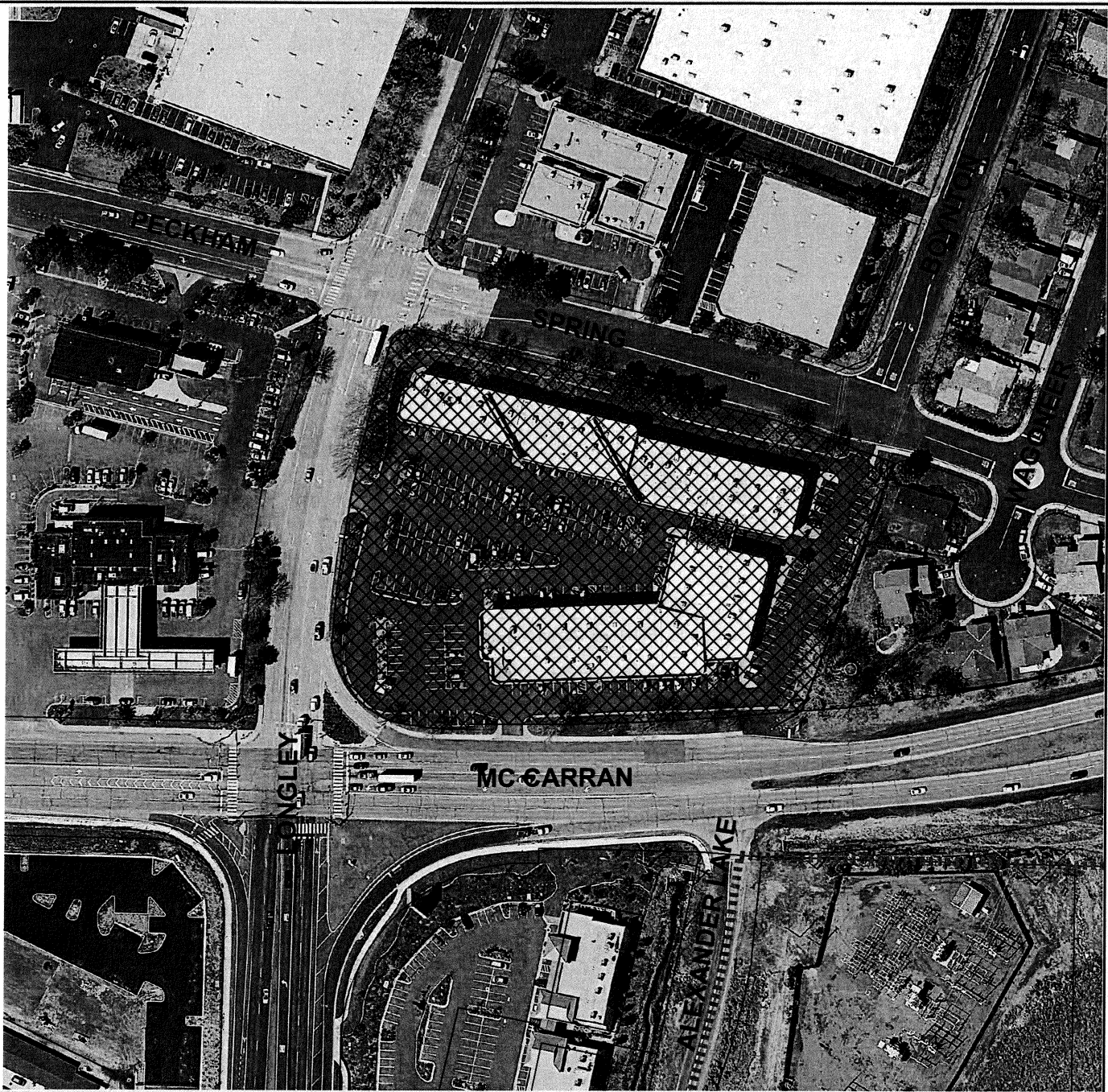
Since the project eliminates one lighting fixture as currently proposed, staff also recommends that a fifth condition be included to promote consistency between the lighting fixtures if a new fixture is needed to be compliant with code, which reads as follows:

5. Prior to the issuance of a building permit, the applicant shall demonstrate that any new lighting fixture that is installed as a result of this project will be consistent with the existing lighting fixtures.

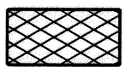
**PROPOSED MOTION:** Based upon compliance with the applicable findings, I move to approve the amendment to Condition No. 1, for LDC04-00117 (ATM/3979 South McCarran), and add Condition No. 5, as written in this memo.

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.



# LDC13-00016 The Human Bean Condition Amendment



Subject Site

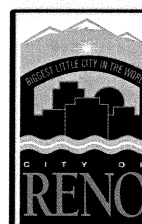


City Limits



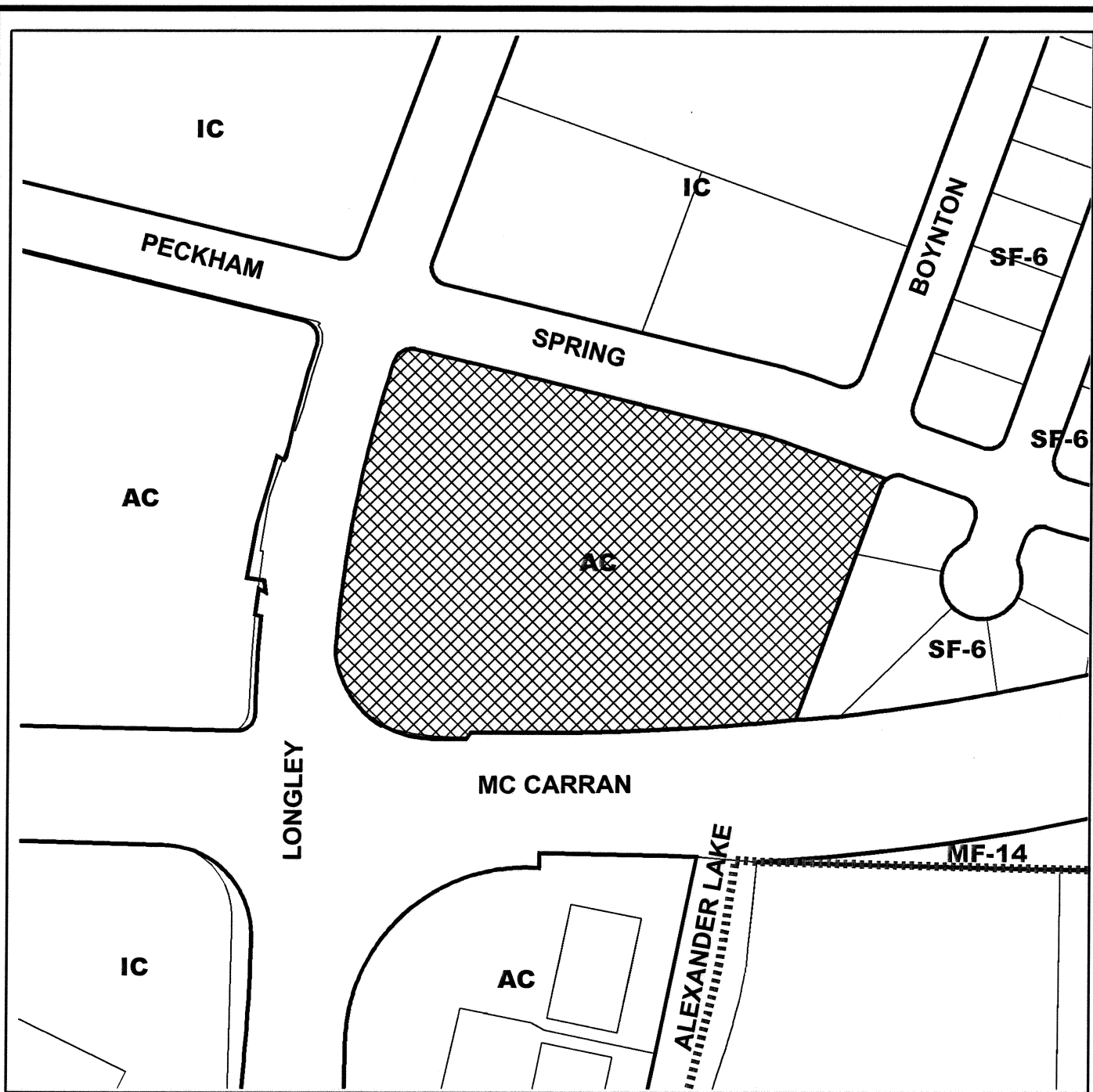
0 25 50 100 150 200  
Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department  
Map Produced: September, 2012

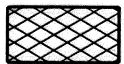


Community Development  
Department

1 East First Street Phone: 334-2063  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 [www.cityofreno.com](http://www.cityofreno.com)



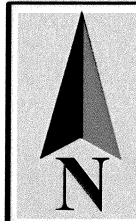
# LDC13-00016 The Human Bean Condition Amendment



Subject Site

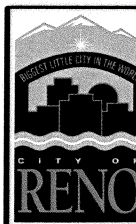


City Limits



0 25 50 100 150 200 Feet

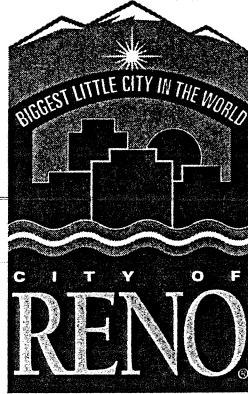
The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department. Map Produced: September, 2012



Community Development Department

1 East First Street Phone: 334-2063  
P.O. Box 1900 Fax: 334-2043  
Reno, NV 89505 www.cityofreno.com

# ATTACHMENT A



*Fred Turnier, AICP, Planning Manager  
Community Development Department  
P. O. Box 1900  
Reno, NV 89505  
(775) 334-2036*

November 13, 2003

Mike Richardson  
1352 Sanden Lane  
Minden, NV 89423

Subject: LDC04-00117 (ATM/3979 South McCarran)  
APN No. 021-463-03

Dear Mr. Richardson:

At the regular meeting of the Board of Adjustment on November 12, 2003, the Board of Adjustment approved your request for a special use permit to install a drive-up ATM on a portion of a  $\pm 4$  acre site; subject to the following conditions:

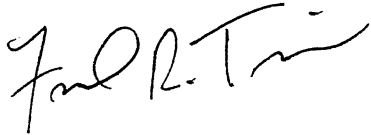
1. The project shall comply with all applicable City codes, and plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.
2. The applicant shall apply for a building permit for the project within eighteen (18) months of the date of Board of Adjustment approval, and continuously maintain the validity of that permit, or this approval shall be null and void.
3. Prior to the issuance of a building permit, the applicant shall have improvement plans approved for the construction of the parking lot landscape median and pavement directional markings.
4. Prior to the issuance of a building permit, the applicant shall have landscape and irrigation plans approved for a maximum 600 square foot landscape planter adjacent to the ATM. The landscape planter shall be landscaped with three inch caliper trees and six shrubs per required tree of similar maturity to those removed and appropriate ground cover.

The decision of the Board of Adjustment may be appealed by completing an appeal form and filing it with the City Clerk and paying any fee within ten (10) days of the date of the meeting at which the decision was made. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Board of Adjustment. Appeals may be filed by any person who is aggrieved by the decision. The City Council may affirm, reverse, or modify the decision.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten (10) days.

You must attach a copy of this letter to your application for a building/sign permit.

Sincerely,



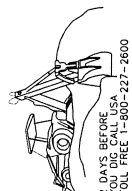
Fred Turnier, AICP, Planning Manager  
Community Development Department

LDC04-00117 (ATM) - Jerry Bowden

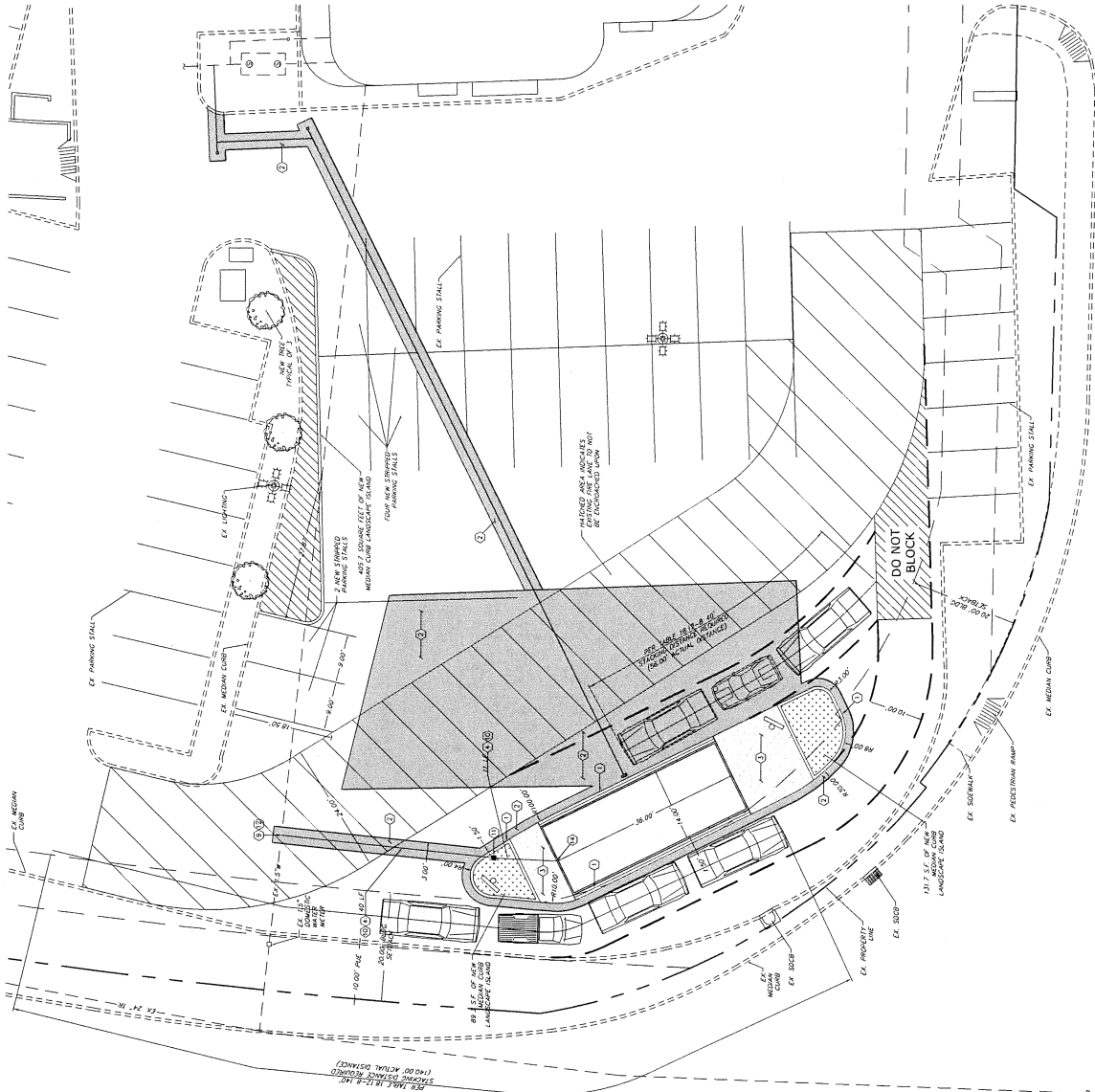
xc: Lynette Jones, City Clerk  
Keith Lockard, P.E., Senior Civil Engineer  
Heather Manzo, Planning Technician  
Chris Mumm, Washoe County Tax Assessor

Dermody Partners  
1200 Financial  
Reno, NV 89509





SITE/UTILITY PLAN  
SCALE 1" = 10'-0"



PROJECT LEGEND	
AREA	12' - 12' - 12' - 12'
PAVING	12' - 12' - 12' - 12'
LANDSCAPING	12' - 12' - 12' - 12'
LANDSCAPING REQUIRED	12' - 12' - 12' - 12'
LANDSCAPE PROVIDED	12' - 12' - 12' - 12'

- NOTES:**
1. REFERENCE "ORIGINAL NOTES" ON SHEET C2.1
  2. REFERENCE "IMPROVEMENTS" ON SHEET C2.1
  3. ADD X-MARK TO ALL FINISHED GRADE OF EXISTING ELEVATIONS
  4. ADD X-MARK TO ALL FINISHED GRADE OF EXISTING ELEVATIONS
  5. ADD X-MARK TO ALL FINISHED GRADE OF EXISTING ELEVATIONS
  6. ADD X-MARK TO ALL FINISHED GRADE OF EXISTING ELEVATIONS
  7. ADD X-MARK TO ALL FINISHED GRADE OF EXISTING ELEVATIONS
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  13. ADD X-MARK TO ALL FINISHED GRADE OF EXISTING ELEVATIONS
  14. ADD X-MARK TO ALL FINISHED GRADE OF EXISTING ELEVATIONS

PROJECT/CLIENT: HUMAN BEAN SITE IMPROVEMENTS	DESIGNER: TECTONICS	DATE: 9/1/12
SUBMITTAL RECORD: 12126	PROJECT/CLIENT: HUMAN BEAN SITE IMPROVEMENTS	DATE: 9/1/12
SHEET TITLE: SITE/UTILITY PLAN	PROJECT/CLIENT: HUMAN BEAN SITE IMPROVEMENTS	DATE: 9/1/12
SHEET: C2.1	PROJECT/CLIENT: HUMAN BEAN SITE IMPROVEMENTS	DATE: 9/1/12

**TECTONICS**  
Reno, Nevada  
Dennis Banks Construction  
Reno, Nevada

12126 Double B Boulevard  
Reno, NV 89521  
775-424-9988

12126 Double B Boulevard  
Reno, NV 89521  
775-424-9988

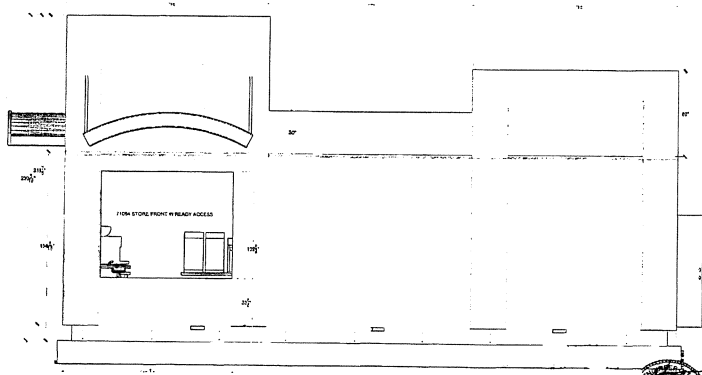
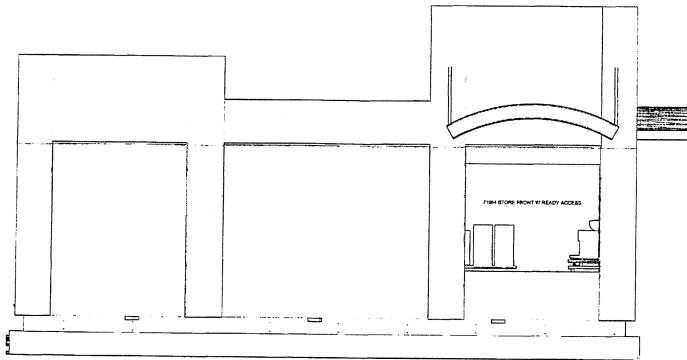
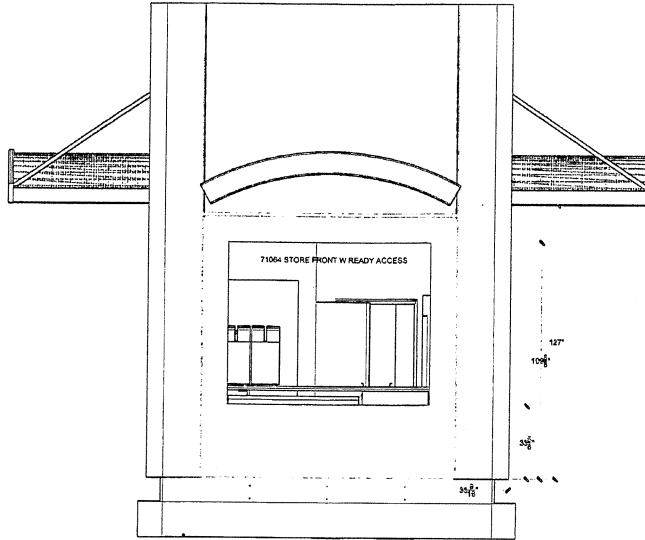
**PRELIMINARY DESIGN**

12126 Double B Boulevard  
Reno, NV 89521  
775-424-9988

12126 Double B Boulevard  
Reno, NV 89521  
775-424-9988

# ATTACHMENT C







Lauren Barrera  
Community Development Dept  
City of Reno  
1 E. First St.  
Reno, NV 89505

Re: Responses to staff comments on LDC13-00016

Dear Ms. Barrera,

Thank you for your ongoing help with LDC13-00016, Human Bean coffee kiosk. This letter is in response to our recent staff-applicant meeting and contains responses to your comments.

#### Planning Comments

1. The amount of parking on site is more than sufficient for existing tenants and for the proposed project. The site will contain 232 parking spaces with the completion of the coffee kiosk. Gross building area is approximately 52,000 square feet. The site is 30% vacant at the moment, giving an effective parking ratio of 1 space for every 158 square feet of gross occupied building space. The site contains a mix of uses including bar, restaurant, retail, and office space.

Use	Parking Rate	Area (sq. ft.)	Parking Demand
Bar	110	3000	27
Restaurant	88	4000	45
Retail	220	15000	68
Office	275	15000	55
		TOTAL	195

As shown in the table above, total current parking demand is below what is provided and there is a surplus of 37 parking spaces. There is certainly the possibility of there being insufficient parking in the future, depending on the mix of tenants. The current project does not greatly impact the parking situation as almost none of the coffee kiosk customers will occupy a parking space. Rubicon Design Group proposes that a more comprehensive parking analysis be completed prior to a business license being granted for any use that demands more than the currently available 37 spaces.

2. Based on code sections 18.08.402(a)(2)(e) and 18.08.402(a)(2)(f), the project was analyzed to estimate population density. For consistency, the method used to estimate density was based on instructions provided with the original permit for the shopping center. This method is attached as Exhibit A, as copied directly from City records.

**3983 S. McCarran Boulevard, Suite 445 – Reno, Nevada 89502**  
**(775) 425-4800 – (775) 425-4811 fax**

In summary, the site, with the proposed project included, exhibits an average hourly population density of 17.3 people per acre and therefore satisfies the requirements of 18.08.402(a)(2)(e). The site does not exceed 50 people per acre for more than two hours and therefore satisfies the requirements of 18.08.402(a)(2)(f). A table showing how these estimates were derived is provided below.

-per Exhibit A instructions:

Site Area=4.69 acres		
Hour of Day:	People on site:	People per acre:
1am	0	0
2	0	0
3	0	0
4	3	1
5	10	2
6	50	11
7	100	21
8	200	43
9	150	32
10	150	32
11	200	43
Noon	300	<b>64</b>
1	200	43
2	100	21
3	100	21
4	100	21
5	75	16
6	50	11
7	30	6
8	30	6
9	30	6
10	30	6
11	20	4
12	20	4
<b>TOTAL</b>	1948	
Avg. per hour	81.2	
Avg. per acre	<b>17.3</b>	

The average people per acre is therefore 17.3 and the maximum density is 64 for one hour. Both of these figures are therefore below the threshold standard contained in Code.

The number of people on site estimates were obtained through an examination of the site's current and proposed uses, the observed demand on site, available parking, and traffic generation data. These estimates are intended to be conservative and to overstate actual demand.

3. The attached site plan includes labels showing the required stacking area per City Code.

#### Washoe County Health Comments

The items identified by the Health Dept will be addressed prior to sign-off of the building plans.

#### Engineering Comments

1. Stacking distance is covered under Planning Item 1.

2. an emergency access easement will be provided with the building permit application.

Thank you for your efforts on this project. I'm available any time to discuss or provide clarification.

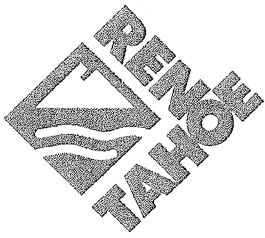
Sincerely,

Derek Wilson  
Partner  
Rubicon Design Group

## EXHIBIT A

### Method to Calculate Average of 25 Persons per Hour per Acre

- a. Determine the size in gross acres of the development project.
- b. Determine number of persons expected on site during each hour for a typical 24 hour period ending at midnight.
- c. Add the number of persons expected to be on site during each hour of the typical 24 hour period to obtain the total number of persons expected.
- d. Divide the result from "c" above (total number of persons expected) by the number of hours people will be in the project area, to obtain the number of persons per hour.
- e. Divide the number of persons per hour from "d" above by the site size in acres to obtain the population density in persons per hour per acre. This value shall be less than or equal to 25.



## Reno-Tahoe International Airport

P.O. Box 12490 • Reno, NV 89510-2490 • (775) 328-6400 • Fax (775) 328-6510

August 28, 2012

Lauren Barrera  
Planning Intern  
City of Reno  
Community Development  
P.O. Box 1900  
Reno, NV 89505

**Re: Human Bean Condition Amendment (APN 021-463-04)**

Dear Ms. Barrera:

The above referenced project is within the Airport Airspace Plan for Reno-Tahoe International Airport and specifically within the transitional surface of Runways 34L/34R as defined by FAR Part 77. This project is in the immediate vicinity of the South Hills Visual Approaches for runways 34L/34R and Reno Two, Mustang Five Departures for runways 16L/16R.

Additionally, this project is located within both the 80 dBA Lmax contour and the 65 dBA DNL contour and is also located within the Airport Flight Path Overlay of Runway 34R.

Although users of this new facility will experience aircraft overflights and noise, the proposed use does not appear to be noise-sensitive. However, as a result of the project location being within the Airport Flight Path Overlay, the population concentration could exceed the allowable density restrictions which are specified in City of Reno Title 18 Section 18.08.402. Therefore, the Airport Authority requests that prior to issuance of a special use permit amendment, the applicant or property owner verify that the concentration of population over that area of the parcel within the Airport Flight Path Overlay will not exceed 25 persons per acre per parcel per hour over a 24-hour period or 50 persons per acre per parcel for more than two hours.

Thank you for your continuous cooperation. If you have any questions, please call me at (775) 328-6476.

Sincerely,

A handwritten signature in black ink, appearing to read "Lissa K. Butterfield".

Lissa K. Butterfield  
Airport Planner